

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
July 7, 2009**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:00 PM – Public Hearing

2. Roll Call.

PRESENT: Gadberry, J. Valadez, Westheimer, Hawkins, Wright, Martinez, Gray
ABSENT: McFarland, Myers, R. Valadez

Chairman Gadberry stated Zoning Case Z2009116 S has been postponed as per the applicant's request.

3. Approval of June 16, 2009 and the revised May 5, 2009 Zoning Commission Minutes.

4. **ZONING CASE NUMBER Z2008064 ERZD (Council District 9):** A request for a change in zoning from "R-6" ERZD Residential Single Family Edwards Recharge Zone District to "C-3" ERZD General Commercial Edwards Recharge Zone District on Parcel 25A and Parcel 27, NCB 18218, save and except 0.4592 acres out of NCB 18218, 23000 Block of US Highway 281 North. Staff recommends approval.

Patrick Christensen, representative, stated he would like to request a two-week continuance. He stated he has been informed that the residents adjacent to the subject property have hired a consultant and therefore he would like to request a two-week continuance to meet with the consultant and work on deed restrictions.

The following citizen(s) appeared to speak:

Mark Drogan, stated he is in opposition. He expressed concerns with the negative impact this hotel would have on the neighborhood, property values depreciating and noise pollution.

Staff stated there were 14 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Hawkins to recommend a continuance until July 21, 2009.

AYES: Gadberry, J. Valadez, Westheimer, Hawkins, Wright, Martinez, Gray
NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2009076 ERZD (Council District 9): A request for a change in zoning from "NP-10 ERZD MLOD-1" Neighborhood Preservation Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 and "QD S ERZD MLOD-1" Quarry Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 with a Specific Use Authorization for Blasting to "MPCD ERZD MLOD-1" Master Planned Community Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 on 389.53 acres out of NCB 19221, 19101 North US Highway 281 and 19300 Classen Crest. Staff recommends denial.

Daniel Ortiz, representative, stated he would like to request a continuance to continuing meeting with surrounding property owner.

The following citizen(s) appeared to speak:

Tom Newton, stated he is in support of the continuance. He stated they have been working with the representative on restrictive covenants.

Tim Tremper, stated he does not support the continuance. He stated there is an existing traffic issue and allowing this development would only increase this problem.

Jim Caton, stated he is in opposition. He expressed concerns with traffic.

Susan Taylor, stated she does not support a continuance. She expressed concerns with traffic.

Robert Blystone, expressed concerns with traffic.

Judy Casey, stated she does not support a continuance. She expressed concerns with traffic.

Rudy Vasquez, stated she does not support a continuance. He expressed concerns with traffic.

Elizabeth Compton, expressed concerns with traffic.

Nancy Bellett, spoke in opposition. She expressed concerns with the existing traffic issue.

Janet Sandbock, expressed concerns with traffic.

Daniel Sandbock, spoke in opposition. He expressed concerns with traffic.

Marilec Edwards, spoke in opposition. She expressed concerns with traffic.

Al Crouch, spoke in opposition.

John Adams, spoke in opposition.

Barbara Witte-Howel, representing San Antonio Conservation Society, stated they have been closing monitoring the proposal to redevelop Steubing Ranch because it contains a main house, barns, out buildings and cemetery. She stated they concur with staff's recommendation concerning the potential impact of commercial uses on the surrounding neighborhoods and the issues of connectivity to major thoroughfares.

Kellie Grant, spoke in opposition.

Tanya Settles, spoke in opposition.

Micah Teich, spoke in opposition.

Ginger Baer, spoke in opposition.

Staff stated there were 166 notices mailed out to the surrounding property owners, 77 returned in opposition and 8 returned in favor. Staff also received 139 notices in opposition outside 200-foot radius.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Martinez to recommend a continuance until July 21, 2009.

AYES: Gadberry, J. Valadez, Westheimer, Hawkins, Wright, Martinez, Gray

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2009022 S (Council District 4): A request for a change in zoning from "C-3" General Commercial District and "MH" Manufactured Housing District to "I-1 S" General Industrial District with a Specific Use Authorization for Millwork and Wood Products Manufacturing on Parcel 52 and Parcel 52a, NCB 15613, 8664 Quintana Road. Staff recommends approval.

Robert Hamilton, representative, stated the purpose of this zoning request is to bring to compliance with existing wooden pallet manufacturing storage facility.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Wright to recommend approval.

AYES: Gadberry, J. Valadez, Westheimer, Hawkins, Wright, Martinez, Gray
NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2009094 (Council District 5): A request for a change in zoning from "R-4" Residential Single-Family District and "I-1" General Industrial District to "C-2" Commercial District on Lots 42, 43, 44, 87 and 88, Block 9, NCB 3128 and Lot A-15, NCB 3852, 2701 South Presa Street. Staff recommends approval.

Ashley Farrimond, representative, stated she has met with the Councilman and would like to request a continuance to continue dialogue with the Council office. She stated she would not support an "NA" designation as her client feels this may affect the sale of this property.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Roosevelt Park Neighborhood Association. Staff mailed 17 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner J. Valadez and seconded by Commissioner Martinez to recommend approval of "C-2NA".

AYES: Gadberry, J. Valadez, Westheimer, Hawkins, Martinez, Gray
NAY: Wright

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2009112 CD (Council District 3): A request for a change in zoning from "R-4" Residential Single Family District to "R-4 CD" Residential Single Family District with a Conditional Use to allow a Professional Office on Lot F, Block 100, NCB 3368, 1044 Bailey Avenue. Staff recommends denial.

Cynthia Munoz, owner, stated is requesting this change in zoning to allow for her public relations office. She stated she has met with the surrounding property owners and the neighborhood association who have expressed their support.

The following citizen(s) appeared to speak:

Debra Guerrero, Chair of Highlands Alliance, stated the applicant has not met with Highland Alliance but will be meeting prior to Council. She stated Mrs. Munoz has briefly informed her of her proposal and is in support. She feels this would be good for the community.

Patricio Espinosa, spoke in support.

Eva Morales, spoke in support.

Helen Dutmer, spoke in opposition.

Charles Devena, spoke in opposition as he feels this would encourage other residential homes to convert to commercial use.

Carlotta Long, spoke in opposition. She expressed concerns with the parking issue.

Staff stated there were 25 notices mailed out to the surrounding property owners, 6 returned in opposition and 4 returned in favor and Highlands Park Neighborhood Association is in favor. Staff mailed 58 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Wright to recommend approval with the following conditions:

- a. Only 600 square feet of the house be used for an office.
- b. Maintain the appropriate amount of off street parking for the 600 square feet.
- c. Comply with all codes and ordinances relative to commercial use of the 600 square foot of office space.
- d. Maintain visual appearance of the residence as a residence.
- e. No signs be displayed on the exterior of the property.
- f. Hours of operation being Monday thru Friday from 8:00 am till 5:00 pm.

AYES: Gadberry, Hawkins, Wright, Martinez, Gray

NAY: J. Valadez, Westheimer

THE MOTION FAILED

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Wright to recommend a continuance July 21, 2009.

AYES: Gadberry, J. Valadez, Westheimer, Wright, Martinez, Gray

NAY: Hawkins

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2009114 CD (Council District 1): A request for a change in zoning from "MF-33" Multi-Family District to "MF-33 CD" Multi-Family District with a Conditional Use for a Fruit Stand on the east 80.7 feet of Lot 1, Block 8, NCB 768, 403 Jackson. Staff recommends denial.

Julio Alvarado, applicant, stated he is requesting this change in zoning to allow for a fruit stand on the subject property. He stated he blocked walked the neighborhood and collect a petition with 35 signature in support.

Staff stated there were 22 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Five Points Neighborhood Association. Staff mailed 22 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Westheimer and seconded by Commissioner Hawkins to recommend approval.

Commissioner Wright stated she would like to offer a friendly amendment to include the following conditions:

- a. Signage shall be limited to 3 x 3.
- b. No parking in the front yard that any additional pavements surfaces be added for the parking that would be required.
- c. No more than 600 square feet of the facility be use for the operation of the business.
- d. Maintain residential character
- e. Hours of operations to be 10:00 am until 6:00 pm, Monday thru Saturday.

Commissioner Westheimer and Commissioner Hawkins accepted.

AYES: Gadberry, Westheimer, Hawkins, Wright, Martinez, Gray

NAY: J. Valadez

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2009115 (Council District 10): A request for a change in zoning from "R-6" Residential Single Family District to "C-2" Commercial District (on 1.081 acres) and "C-3R" General Commercial Restrictive Alcohol Sales District (on 0.784 of an acre) on Parcel 30-C, NCB 15680 (0.0352 ac) and the south 61.72 feet of Lot 29, Block 5, NCB 17365; 1.081 acres out of NCB 15680 and NCB 17365 (CB 5014); and 0.559 of an acre out of NCB 15680 (CB 5014), a portion of the 13000 and 14000 blocks of Bulverde Road. Staff recommends denial of "C-3R" on 0.784 of an acre, approval of "C-2" on 1.081 acres with an alternate recommendation of "C-2" on the entire subject property.

James Griffin, representative, stated he would like to amend his request to "C-2NA". He stated the purpose of this zoning change is to allow for retail use. He stated he has contacted Eden and San Antonio St. James Place Home Owners Association who have expressed support.

Staff stated there were 48 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Eden and San Antonio St. James Place Home Owners Association.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Hawkins to recommend approval of the parcel on Bulverde Road remain "C-3R" and the parcel adjacent to it that is currently label "Vacant, "C-3R" amend to "C-2NA" and the two parcels that are along the residential property line be zoned to "C-2NA".

AYES: Gadberry, J. Valadez, Westheimer, Wright, Martinez, Gray

NAY: Hawkins

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2009112 CD

Commissioner Martinez made a motion to reconsider and was seconded by Commissioner Wright.

AYES: Gadberry, J. Valadez, Wright, Martinez, Gray

NAY: Westheimer, Hawkins

THE MOTION CARRIED

Commissioner Martinez stated the purpose of reconsideration is to grant the applicant a 4-week continuance rather than a two-week continuance.

AYES: Gadberry, J. Valadez, Westheimer, Hawkins, Wright, Martinez, Gray

NAYS: None

A motion was made by Commissioner Martinez and seconded by Commissioner Gray to recommend a continuance until August 4, 2009.

AYES: Gadberry, J. Valadez, Hawkins, Wright, Martinez, Gray

NAY: Westheimer

THE MOTION CARRIED

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12. **ADJOURNMENT**

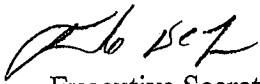
There being no further business, the meeting was adjourned at 3:54 p.m.

APPROVED:

A handwritten signature in cursive script, appearing to read "Don Gadberry".

Don Gadberry, Chairman

ATTEST:

A handwritten signature in cursive script, appearing to read "Lb 507".

Executive Secretary